



**SHARP Results**

Version	2023.12.21A
SHARP rating	<b>Medium</b>
SHARP date	12/21/2023
EJFlag criterion met?	⊘
Cleanup process	cleanup action plan
Ranker	Jeff Wirtz

Section is blank if this is an Initial SHARP Ranking

SHARP Media	Scores	Conf
Indoor air	<b>A1</b>	high
Groundwater	C2	high
Surface water	D4	high
Sediment	D4	high
Soil	B1	high

Additional Factors	
multiple chemical types	✓
risk to off-site people	✓
climate change impacts	⊘
plant/animal tissue data	⊘

Ecology Info
ERTS n/a
FSID 379891
CSID 3172
VCP n/a
UST ID n/a
LUST ID n/a

**Location and Land Use Info**

Address	18304 Bothell Way NE, Bothell, King County, 98011	Responsible unit	Northwest
Parcel/s		Primary land use	Commercial

**Source/source area description**

Former dry cleaning operations resulted in release(s) of chlorinated solvents contaminating soil and groundwater at the Site. The Site is in Bothell's Downtown Core, and the City's long-term development plans include commercial and high-density residential use in this area. Here is a brief history of the Site:

- 1950 – 2012: Three dry cleaning businesses operated at the source property.

**Site narrative summary**

**Contamination**

**Dry Cleaning Solvents:** The primary contaminant of concern at the Site is the dry cleaning solvent PCE. PCE and its toxic breakdown products (trichloroethene, cis-1,2-dichloroethene, and vinyl chloride) are present in the soil and groundwater. The vapors of these contaminants may also present a potential risk to indoor air quality.

**Petroleum:** Properties south of the former dry cleaning building were also contaminated with petroleum (gasoline) released in shallow soil during former operations.

**Naturally Occurring Arsenic:** The groundwater treatment in 2015 and 2016 caused a temporary increase in naturally occurring arsenic in groundwater. Arsenic in groundwater should return to natural background conditions once the cleanup action is complete.

**Previous cleanup work**

1998 to 2015: Soil was removed because of petroleum contamination on properties south of the source property. This was not related to the former dry cleaning business. A small heating oil tank was also removed from the source property.

January 2015 and April 2016: Two rounds of bioremediation injections were performed at the Site. They were designed to treat tetrachloroethene (PCE), a dry cleaning solvent, and its toxic breakdown products in groundwater. The injections occurred in various shallow and deep monitoring wells as well as three temporary borehole rows.

The injection areas were successfully cleaned up, but contaminants remain in groundwater between and below the injection points.



**Socioeconomic indicator comments**

The hazardous substances from this site remained on the census tract where the release occurred.

**Soil comments**

The primary contaminant of concern at the Site is the dry cleaning solvent PCE. PCE and its toxic breakdown products (trichloroethene, cis-1,2-dichloroethene, and vinyl chloride) are present in the soil and groundwater.

**Groundwater comments**

The primary contaminant of concern at the Site is the dry cleaning solvent PCE. PCE and its toxic breakdown products (trichloroethene, cis-1,2-dichloroethene, and vinyl chloride) are present in the soil and groundwater. Shallow groundwater contamination extends in a plume beneath the southern parcel of the source property and Speedy Glass and Ranch Drive-In properties.

**Surface water comments**

**Sediment comments**

**Indoor air comments**

The property is currently a vacant lot. However, shallow groundwater contamination beneath the southern parcel of the source property and Speedy Glass and Ranch Drive-In properties currently exceeds the vapor intrusion SLs for unrestricted land use.

**Additional factors comments**

Contamination onsite includes dry cleaning solvents, petroleum, and naturally-occurring arsenic.

# Ultra Custom Care Cleaners

Ranked 12/21/2023

Initial SHARP Ranking

**Medium**

SHARP report, part 2

Conceptual site model

